ST 1236390

Karen Johnson Davidson County
Batch# 646806 DEEDWARR
06/01/2021 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20210601-0072979

Name and Address of New Owner:
Emilee Mason
302 Lynn Drive
Nashville, TN 37211

Send Tax Bills To:
Emilee Mason
302 Lynn Drive
Nashville, TN 37211

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 14702000600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tyler Douglas Geiger, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Emilee Mason, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 356 on the Plan of Section III, Caldwell Hall, of record in Book 2900, Page 131, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tyler Douglas Geiger, a single man, by Warranty Deed from James Christian York, an unmarried man, recorded on March 23, 2020, of record in Instrument No. 20200323-0031483, Register's Office for Davidson County, TN.

Being the same property conveyed to James Christian York by Quitclaim Deed from Eriko York, recorded on December 21, 2011, of record in Instrument No. 20111221-0099530, Register's Office for Davidson County, TN.

This is improved property known as 302 Lynn Dr., Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of May, 2021.

Tyler Douglas Geiger
by attorney-fact (SEAL)
Tyler Douglas Geiger, by John A. Bell Jr., As Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A. Bell Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Power of Attorney for Tyler Douglas Geiger, the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Tyler Douglas Geiger, by himself as Attorney in Fact.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of May 2021.

My Commission
Expires: 11.8.22

NOTARY PUBLIC

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $390,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jean Moore
(Affiant)

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Sworn to and subscribed before me this 20th day of May, 2021.

Notary Public
My commission expires: 11.8.22
File No. 2021-2603

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

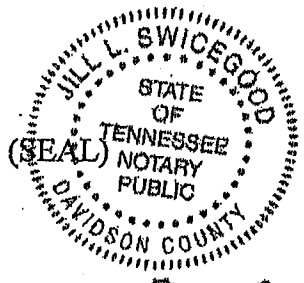
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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